DAMAGE ASSESSMENT FORM

Building Name DEFRAN HOUSE

Address 18050 S.W. 216 STREET

City (or Vicinity) and County DADE COUNTY. MIAMI, FL

Owner Richard Defran

Date of Construction 1919 Folio No. 30 6813000 0093

Primary Use

[X] Residential (1-2 units) [] Residential 3+ units) [] Office Building [] School
[] Commercial [] Mixed [] Church [] Lodge
[] Industrial/Warehouse [] Hotel/Motel [] Bank [] Other ____

Description

[] Freestanding [] Row No. of Stories 2
[] Basement [] Attic No. Chimney(s) 1
[] Electrical System ____

Construction Type

[] Masonry Bearing Wall [] Veneer/Steel Frame [X] Wood Frame [] Concrete
[] Veneer/Concrete Frame [] Concrete Unit [] Other ____

Surface Covering

[] Stucco [X] Wood Siding (lap/other) [] Stone
[X] Other LIMESTONE COLUMNS [] Roof ____

Foundation

[] Concrete Slab [X] Block [] Limestone Rubble [] Other ____ [] Unknown

Geological Natural of Site

[] Bedrock [X] Soil/Sand [] Fill [] Other ____ [] Unknown

Historical Designation

[] National Register [] Local [] Local District [] State
[] Dade County Historic Survey (Rating) ____ [] None [] Unknown

Failing Hazards

	Hazards	No Apparent Hazard	Unknown	Comments
Chimney(s)	[]	[X]	[]	HALF IS GONE
Floors	[X]	[]	[]	
Roof Structure	[X]	[]	[]	PART IS LOST
Equipment	[]	[]	[]	
Trees	[]	[X]	[]	

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Failing Hazards (Con't)

	Hazards	No Apparent Hazard	Unknown	Comments
Parapet/Cornice	[]	[]	[]	
Ornamentation	[]	[]	[]	
Other	[]	[]	[]	

Fire Hazards

[✓] Electrical _____ [✓] Debris _____ [] Gas _____

Damage Observations

Rating Scale
None (0%) 0
Slight (1-10%) 1
Moderate (11-40%) 2-3-4
Severe (41-60%) 5
Total (over 60%) 6
Not Observed: NO
Not Applicable: NA

	%	Comments
Exterior Walls	50	
Frame (General Condition)	50	
Frame Members	50	
Frame Connections	50	
Roof Framing	50	Rafters should be tied to plate
Roof Covering	50	
Foundation	20	
Chimney(s)	50	
Doors	50	
Windows and Shutters	~~0~~ 50	
Porch	50	
Downspouts and Gutters	NA	
Interior Bearing/Shear Walls	50	
Partitions (Nonbearing)	50	
Floor(s)	50	
Stair(s)	20	sound but currently exposed to further weather damage
Glass	60	
Mechanical Equipment	50	
Electrical Equipment	50	
Garden and Trees	50	
Fences and Garden Walls	40	
Walkways and Sidewalks	NA	
Other: outbuilding	50	
Total Damage	50%	50% of structure destroyed

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Overall Structural Assessment

[] No Damage or Easily Repairable
[] Damage Repairable
[X] Damage Will Require Massive Repair/Reconstruction

Recommendations for Further Inspection NEED STRUCTURAL ENGINEER TO MAKE ASSESSMENT AS TO WHAT (IF ANY) PORTION IS STILL SOUND

Recommendations for Immediate Actions TARPS TO COVER FRONT PORTION OF HOUSE AND REMAINING ROOF

Recommendations for Future Repair Work WILL NEED TO BE ALMOST COMPLETELY REBUILT

Recommendations for Immediate Stabilization TARPS, BRACING TO SECURE WHAT IS STILL STANDING

Salvageable Materials

[X] Wood siding (lap, other)
[X] Structural members (Dade County Pine)
[X] Fixtures/hardware
[] Other _____

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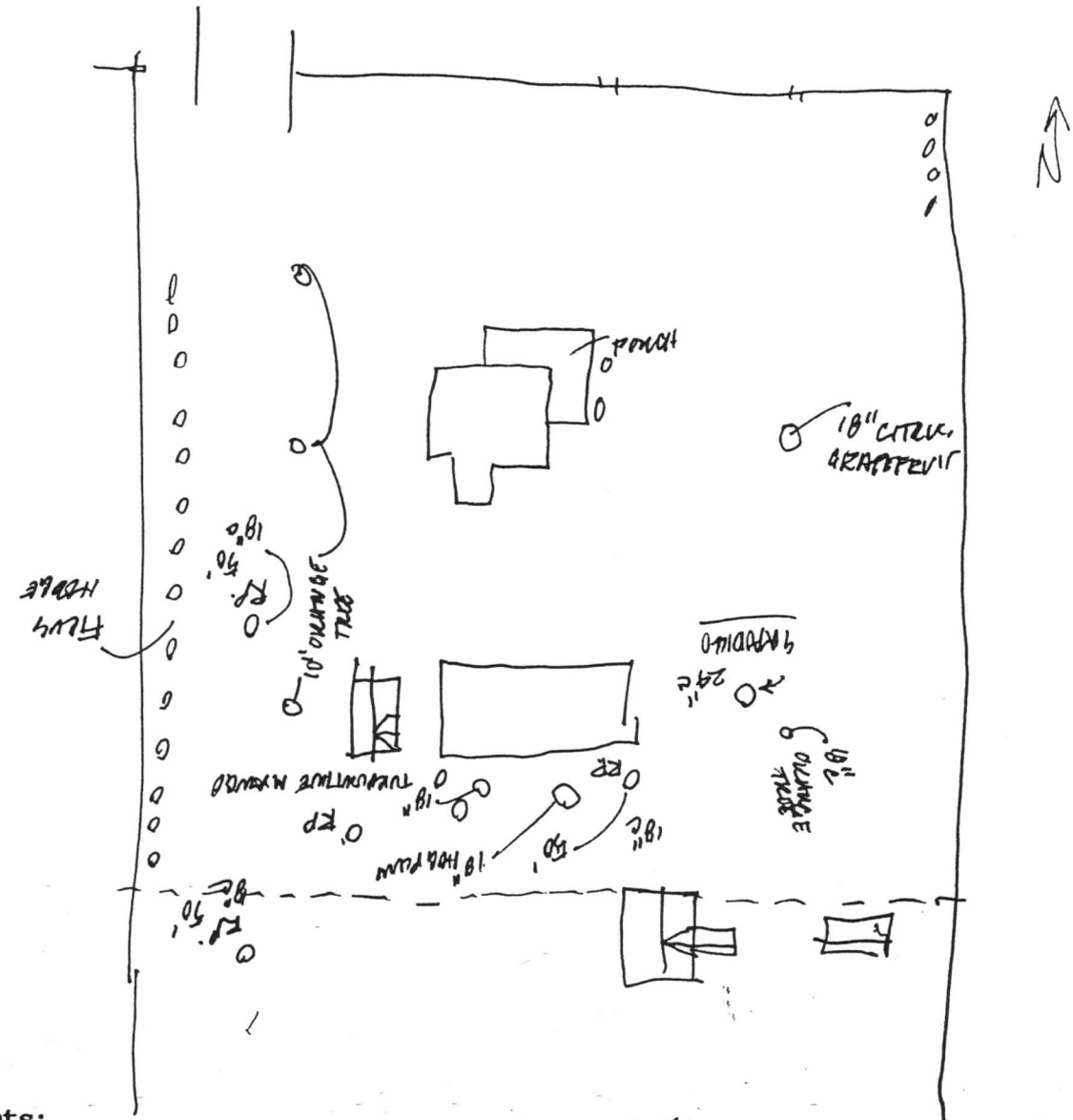
Landscape Assessment

Site Sketch:
(Significant landscape features, large old trees, (standing/down) walls, paths, groves (type)).



Comments: OLD AVOCADO, AND ROYAL PALMS DESTROYED.
FICUS HEDGE ALONG WEST EDGE IS OK.

- OLD SAPODILLA TREE.
- OLD TURPENTINE MANGOES

DEFRAN HOUSE

Inspector(s) R. CEO Agency/Team _____ Date 9.4.92
Photographs or Video (Roll and Numbers) _____

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